



1 Penn Court St. Marys Hill, Brixham, Devon, TQ5 9FE  
Freehold Coachhouse  
Asking Price £249,950

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



The Coach House is detached from other properties (with the exception of the other garages below) and has a pleasant "green" outlook. Forming part of the very successful Sharkham Village development built by Millwood Homes in 2008. The development has green open spaces, mature trees and a collection of amazing wood sculptures with a path leading directly through the development onto the idyllic St Marys Beach.

The Town Centre and Harbour are approximately one-mile away with local shops even nearer. There is a bus service immediately to hand to the centre. Within half a mile are dramatic coastal paths with fabulous views including Sharkham Point and Berry Head Country Park. The location is perfect for someone wanting a peaceful and tranquil setting with easy access to all that Brixham has to offer.

The accommodation on offer is spacious and extremely comfortable including modern, contemporary kitchen and bathroom. The property receives great sunlight, particularly in the main bedroom and lounge/diner which enjoys a South-Westerly aspect. The garage is a particularly large space (5.7m x 3.7m) with a further utility cupboard just off, which also houses the modern combination boiler. There is also ample visitors parking adjacent and opposite the coach house.

Particularly unusual for these properties is the inclusion of a generous sized and private rear garden. The garden enjoys a Westerly aspect and takes in plenty of sunshine. Level, and mostly laid to lawn, there is a central raised timber deck - perfect for BBQing or lounging on in warmer months and a successful produce area. Flanking the full length of the rear of the property is a further, very versatile space - ideal for external storage, with a useful garden shed to the end.

The property is FREEHOLD and there is a monthly contribution of circa £80.00 towards the site maintenance and upkeep of the communal areas.

**Council Tax Band: B**



- Freehold Coach House
- With Large Garage and Good Size Garden
- Close To Beautiful Coastal Walks & Beach
- Gas Central Heating and PVC-u Double Glazing

- Popular Sharkham Location - New 2008
- Located Approximately 1-Mile From Harbour
- Very Well Presented Throughout
- A Lovely, Light-And-Bright Property



**boycebrixham**  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

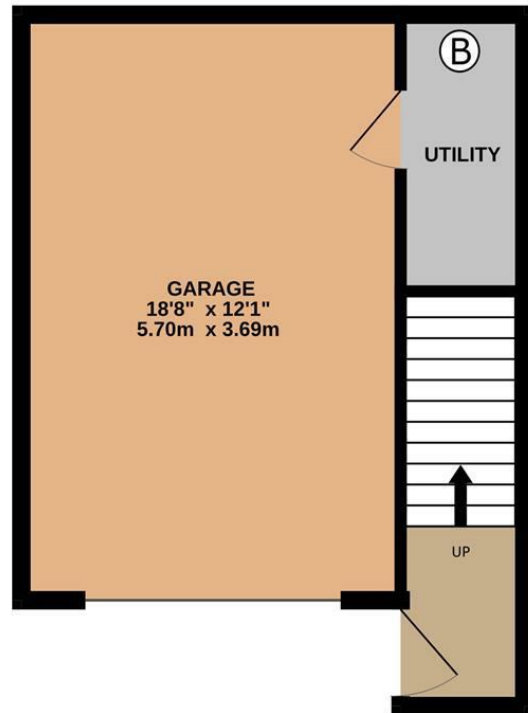




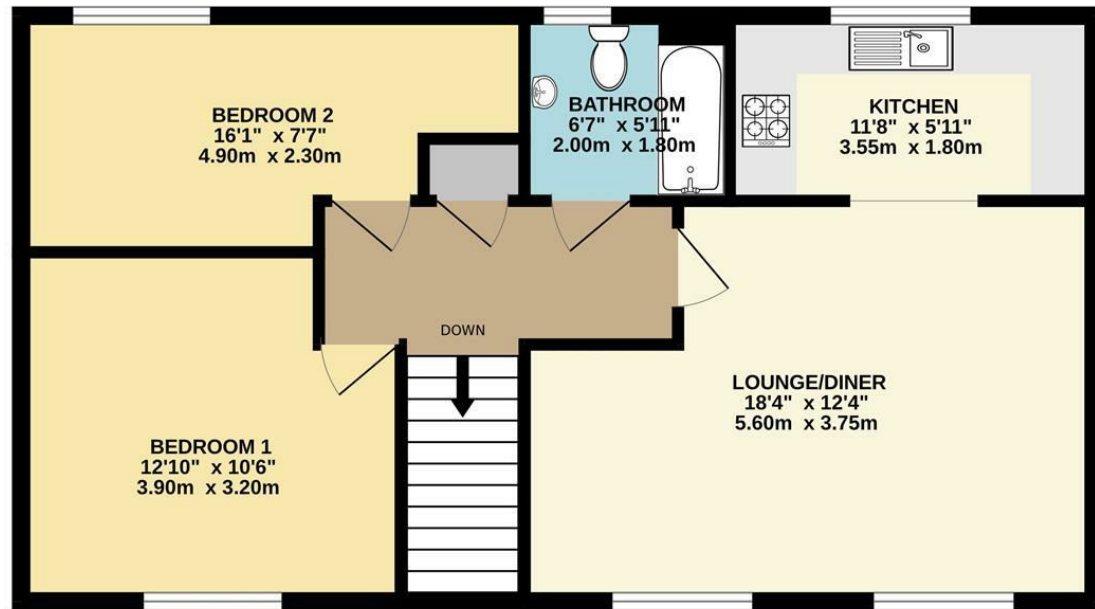
**boycebrixham**  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736



GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Current EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(31-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

**boyce**brixham

email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736